036.0	0001	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	653,200	/	653,200
USE VALUE:	653,200	/	653,200
ASSESSED:	653,200	/	653,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OCONNOR JEAN M
Owner 2:	OCONNOR FREDERICK
Owner 3:	
Street 1:	30 MAYFLOWER ROAD
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	AIKEN HELEN R -
Owner 2:	C/O JEAN O'CONNOR EXECUTOR -
Street 1:	30 MAYFLOWER ROAD
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 5,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5580.000	277,300		375,900	653,200
Total Card	0.128	277,300		375,900	653,200
Total Parcel	0.128	277,300		375,900	653,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.32 | /Parcel: 365.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24743
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!2920!

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,300	0	5,580.	375,900	653,200	653,200	Year End Roll	12/18/2019
2019	101	FV	219,200	0	5,580.	340,700	559,900	559,900	Year End Roll	1/3/2019
2018	101	FV	219,200	0	5,580.	323,100	542,300	542,300	Year End Roll	12/20/2017
2017	101	FV	219,200	0	5,580.	282,000	501,200	501,200	Year End Roll	1/3/2017
2016	101	FV	219,200	0	5,580.	240,800	460,000	460,000	Year End	1/4/2016
2015	101	FV	213,600	0	5,580.	223,200	436,800	436,800	Year End Roll	12/11/2014
2014	101	FV	213,600	0	5,580.	185,000	398,600	398,600	Year End Roll	12/16/2013
2013	101	FV	213,600	0	5,580.	176,200	389,800	389,800		12/13/2012

PRINT

Date	Time
12/10/20	18:15:23

LAST REV

Date	Time
05/14/19	14:21:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR JEAN M	32124-391		12/6/2000	Family	158,000	No	No		
	5657-412		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	24743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2013	1343	Re-Roof	6,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/17/2014	Info Fm Prmt	EMK	Ellen K
1/24/2009	Meas/Inspect	336	PATRIOT
11/7/2000	Hearing N/C	189	PATRIOT
4/14/2000	Inspected	263	PATRIOT
4/8/2000	Missed Appt.	264	PATRIOT
2/29/2000	Measured	197	PATRIOT
2/15/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5580		Sq. Ft.	Site		0	64.	1.05	3									375,937						375,900	

Total AC/HA:	0.12810	Total SF/SM:	5580	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	375,937	Spl Credit		Total:	375,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23724830
Const Adj.:	0.99989998
Adj $ / SQ:	154.641
Other Features:	69750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401831
Depreciation:	124568
Depreciated Total:	277264

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths: 1		HB 1		

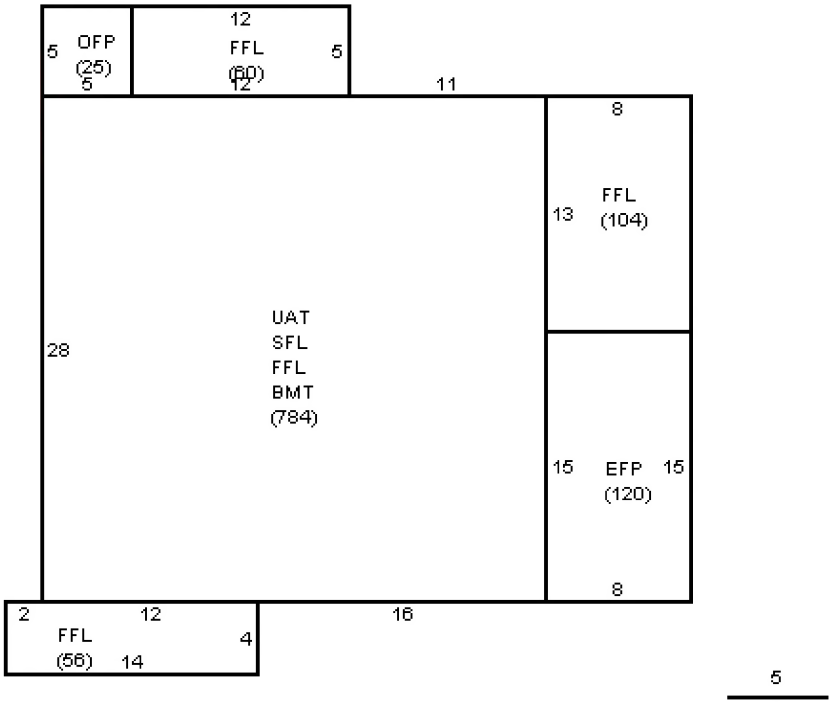
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	154.640	155,259
BMT	Basement	784	46.390	36,371
SFL	Second Floor	784	154.640	121,238
UAT	Upper Attic	196	61.860	12,124
EFP	Enclos Porch	120	49.910	5,989
OFP	Open Porch	25	44.000	1,100
	Net Sketched Area:	2,913	Total:	332,081
Size Ad	1788	Gross Are	3501	FinArea 1788

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	154.64
Special Features:	0	Val/Su Net:	95.19
Final Total:	277300	Val/Su SzAd	155.09

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: